

**CORRECTION****ALCOHOLIC BEVERAGE REGULATION ADMINISTRATION****NOTICE OF PUBLIC HEARING**

Posting Date: December 4, 2009

Petition Date: January 19, 2010

Hearing Date: February 2, 2010

License No.: ABRA-083420

Licensee: Green Zebra, LLC

Trade Name: Café Society

License Class: Retail Class "C" Tavern

Address: 2001 14<sup>th</sup> Street, N.W.

Contact: Kwamina Williford, 202-828-1857

WARD 1

ANC 1B

SMD 1B02

Notice is hereby given that this applicant has applied for a license under the D.C. Alcoholic Beverage Control Act and that the objectors are entitled to be heard before the granting of such on the hearing date at 10:00 am, 7<sup>th</sup> Floor, Suite 7200, 941 North Capitol Street, NE, Washington, DC 20002. Petition and/or request to appear before the Board must be filed on or before the petition date.

**NATURE OF OPERATION**

New upscale steak and burger lounge with a summer garden with 45 seats and sidewalk café with 20 seats. Request an entertainment endorsement to include dancing and cover charge. Occupancy load of 100.

**HOURS OF OPERATION & ALCOHOLIC BEVERAGE****SALES/SERVICE/CONSUMPTION FOR INSIDE PREMISE AND SUMMER GARDEN**

Sunday 10 am – 2 am, Monday through Thursday 8 am – 2 am and  
Friday & Saturday 8 am – 3 am

**HOURS OF ENTERTAINMENT ENDORSEMENT FOR INSIDE PREMISE AND SUMMER GARDEN**

Sunday 10 am – 2 am, Monday through Thursday 8 am – 2 am and  
Friday & Saturday 8 am – 3 am

**ALCOHOLIC BEVERAGE REGULATION ADMINISTRATION****NOTICE OF PUBLIC HEARING**

Posting Date: December 11, 2009

Petition Date: January 25, 2010

Hearing Date: February 8, 2010

License No.: ABRA-083415

Licensee: MT 617 Corporation

Trade Name: Ming's

License Class: Retail Class "C" Restaurant

Address: 617 H Street, N.W.

Contact: Eugene J. Mark, 301-468-2444

WARD 2

ANC 2C

SMD 2C03

Notice is hereby given that this applicant has applied for a license under the D.C. Alcoholic Beverage Control Act and that the objectors are entitled to be heard before the granting of such on the hearing date at 10:00 am, 3rd Floor, 1250 U Street, N.W., Washington, DC 20009. Petition and/or request to appear before the Board must be filed on or before the petition date.

**NATURE OF OPERATION**

Dining with an upscale atmosphere serving Chinese/Japanese food including authentic Hong Kong style dishes and sushi. No live entertainment or dancing. Occupancy Load is 143.

**HOURS OF OPERATION AND SALES/SERVICE/CONSUMPTION OF ALCOHOLIC BEVERAGES**

Sunday through Thursday 11 am – 2 am and Friday & Saturday 11 am – 3 am

**MAYOR'S AGENT  
FOR THE HISTORIC LANDMARK AND HISTORIC DISTRICT PROTECTION ACT**

**NOTICE OF PUBLIC HEARINGS**

Public notice is hereby given that the Mayor's Agent will hold a public hearing on an application affecting property subject to the Historic Landmark and Historic District Protection Act of 1978. Interested parties may appear and testify on behalf of, or in opposition to, the application. The hearings will be held at the Office of Planning, 2000 14<sup>th</sup> Street, NW, 4th Floor, Washington, D.C. 20002.

- 1)     Hearing Date:     **Friday, January 22, 2010, at 1:00 p.m.**  
       Case Number:    H.P.A. 09-380  
       Address:         6833 (6829-6837) 4<sup>th</sup> Street, NW  
       Square/Lot:     Square 3280, Lot 820 (old lot/record lot 14)  
       Type of Work:    Demolition

Affected Historic Property: Takoma Park Historic District (Takoma Theater)  
Affected ANC:     4B

The Applicant's claim is that the alteration is consistent with the purposes of the Act and that the failure to issue the permit will result in unreasonable economic hardship to the owner.

The hearing will be conducted in accordance with the Rules of Procedure pursuant to the Historic Landmark and Historic District Protection Act (10 DCMR 25), which are on file with the D.C. Historic Preservation Office. The office is located at the Office of Planning, 801 North Capitol Street, NE, Suite 3000, Washington, D.C. 20002. For further information, contact the Historic Preservation Office, at (202) 442-8800.

**BOARD OF ZONING ADJUSTMENT  
PUBLIC HEARING NOTICE  
TUESDAY, FEBRUARY 23, 2010  
SECOND FLOOR HEARING ROOM, SUITE 220-S  
441 4<sup>TH</sup> STREET, N.W.  
WASHINGTON, D.C. 20001**

**TO CONSIDER THE FOLLOWING:** The Board of Zoning Adjustment will adhere to the following schedule, but reserves the right to hear items on the agenda out of turn.

**9:30 A.M. TO 12:00 P.M. MORNING HEARING SESSION  
1:00 P.M. TO 6:00 P.M. AFTERNOON HEARING SESSION**

**A.M.**

**WARD THREE**

18033      **Application of Leon Morse and Amanda Lonsdale**, pursuant to 11  
ANC-3C      DCMR § 3104.1, for a special exception for a two story rear addition to an  
existing one-family detached dwelling under section 223, not meeting the  
side yard requirements (section 405), in the R-1-B District at premises  
2723 36<sup>th</sup> Place, N.W. (Square 1933, Lot 8).

**WARD SIX**

**THIS APPLICATION WAS CONTINUED FROM THE OCTOBER 20, 2009,  
PUBLIC HEARING SESSION:**

17978      **Application of Diana Embrey**, pursuant to 11 DCMR § 3104.1, for a  
ANC-6C      special exception to construct a new accessory garage under section 223,  
not meeting the lot occupancy requirements (section 403), in the R-4  
District at premises 612 A Street, N.E. (Square 867, Lot 98).

**WARD TWO**

18028      **Application of United Unions Inc.**, pursuant to 11 DCMR §§ 3014.1 and  
ANC-2A      3103.2, for a special exception to allow retail and service uses under  
section 518, and variances to allow an addition to a nonconforming office  
building exceeding the allowable floor area ratio limitations under  
subsections 531.1 and 2001.3, in the SP-2 District at premises 1750 New  
York Avenue, N.W. (Square 171, Lot 33).

**P.M.**

**WARD ONE**

## BZA PUBLIC HEARING NOTICE

FEBRUARY 23, 2010

PAGE NO. 2

18034            **Application of William Basiliko**, pursuant to 11 DCMR § 3104.1, and  
ANC-1B           3103.2, for a variance from the lot occupancy requirements under section  
403, a variance to enlarge a structure devoted to a nonconforming use  
under subsection 2002.5, and a special exception to change a  
nonconforming use (beauty salon) to another nonconforming use (art  
gallery and community center) under section 2003, in the R-4 District at  
premises 1916 9<sup>th</sup> Street, N.W. (Square 361, Lot 122).

**WARD TWO**

18031            **Appeal of West End Citizens Association**, pursuant to 11 DCMR §§  
ANC-2A           3100 and 3101, from a November 4, 2009, decision of the Zoning  
Administrator, Department of Consumer and Regulatory Affairs, to issue  
Certificate of Occupancy No. CO1000323, for a grocery store (FoBoGro),  
in the R-5-E District at premises 2140 F Street, N.W. (Square 81, Lot 811).

**PLEASE NOTE:**

Failure of an applicant or appellant to appear at the public hearing will subject the application or appeal to dismissal at the discretion of the Board.

Failure of an applicant or appellant to be adequately prepared to present the application or appeal to the Board, and address the required standards of proof for the application or appeal, may subject the application or appeal to postponement, dismissal or denial. The public hearing in these cases will be conducted in accordance with the provisions of Chapter 31 of the District of Columbia Municipal Regulations, Title 11, and Zoning. Pursuant to Subsection 3117.4 of the Regulations, the Board will impose time limits on the testimony of all individuals.

Individuals and organizations interested in any application may testify at the public hearing or submit written comments to the Board. Individuals and organizations wishing party status in any case before the Board must request that status and should do so in writing not less than fourteen (14) days prior to the date set for the public hearing on the particular application in accordance with Subsection 3106.2. All requests and comments should be submitted to the Board through the Director, Office of Zoning, 441 4<sup>th</sup> Street, NW, Suite 210, Washington, D.C. 20001. Please include the case number on all correspondence.

FOR FURTHER INFORMATION, CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

**MARC D. LOUD, CHAIRMAN, SHANE L. DETTMAN, MERIDITH H. MOLDENHAUER AND A MEMBER OF THE ZONING COMMISSION -----**

**----- BOARD OF ZONING ADJUSTMENT, BY CLIFFORD MOY, SECRETARY TO THE BZA, JAMISON L. WEINBAUM, DIRECTOR.**

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF PUBLIC HEARING**

**TIME AND PLACE:** Monday, February 1, 2010, 6:30 p.m.  
Office of Zoning Hearing Room  
441 4<sup>th</sup> Street, N.W., Suite 220-South  
Washington, D.C. 20001

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**CASE NO. 06-08B (Fort Lincoln/Gateway Village, LLC – PUD Modification @ Square 4325)**

**THIS CASE IS OF INTEREST TO ANC 5A**

On October 15, 2009, the Office of Zoning received an application from Fort Lincoln/Gateway Village, LLC (the “Applicant”). The Applicant is requesting approval of a modification of an approved consolidated planned unit development. The Applicant requested that the Zoning Commission approve the modification as a consent calendar item. On November 9, 2009, the Zoning Commission decided to hold a public hearing on the proposed PUD modification application. The Applicant provided its prehearing statement on November 16, 2009.

The property that is the subject of this application consists of approximately 23 acres of land area and is bound by Fort Lincoln Drive, N.E. to the west and south, Fort Lincoln Drive North, N.E. to the east, and Commodore Joshua Barney Drive, N.E. to the north. The subject property is zoned R-5-D.

The Applicant proposes to amend the Zoning Commission’s approval of the Village at Washington Gateway townhouse and townhouse condominium project approved in Zoning Commission Order Nos. 06-08 and 06-08A. The proposed modified project will include 334 residential units, rather than the originally approved 357 units. The modification application requests the ability to return to the original PUD’s design scheme of having consistent townhouse widths in each string of townhouses. The Applicant is also requesting the flexibility to develop the project in three phases.

The proposed modifications to the approved PUD project **do not** impact the approved PUD’s: amenities package (including the amount of workforce affordable housing); building heights (as approved in Zoning Commission Order No. 06-08A); Low-Impact Development (LID) components; Community Green and Mews Green; or the tot lot.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR § 3022.

Z.C. NOTICE OF PUBLIC HEARING  
Z.C. CASE NO. 06-08B  
PAGE 2

**How to participate as a witness.**

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

**How to participate as a party.**

Any person who desires to participate as a party in this case must so request and must comply with the provisions of 11 DCMR § 3022.3.

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Zoning Regulations.

Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status **shall file with the Commission, not less than fourteen (14) days prior to the date set for the hearing, a written statement containing the following information:**

- (a) The person's name, address, and daytime telephone number;
- (b) A request to appear and participate as a party;
- (c) Whether the person will appear as a proponent or opponent of the application;
- (d) Whether the person will appear through legal counsel, and if so, the name and address of legal counsel;
- (e) A list of witnesses who will testify on the person's behalf;
- (f) A summary of the testimony of each witness;
- (g) An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts;
- (h) The total amount of time being requested to present their case; and
- (i) A written statement setting forth why the person should be granted party status, including reference to the following:
  - (1) The property owned or occupied by the person, or in which the person has an interest, that will be affected by the action requested of the Commission;
  - (2) The legal interest the person has in said property, such as owner, tenant, trustee, or mortgagee;

Z.C. NOTICE OF PUBLIC HEARING  
Z.C. CASE NO. 06-08B  
PAGE 3

- (3) The distance between the person's property and the property that is the subject of the application before the Commission;
- (4) The economic, social, or other impacts likely to affect the person and/or the person's property if the action requested of the Commission is approved or denied; and
- (5) An explanation of how the person's interest as identified in response to paragraph (4) would likely be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than those of other persons in the general public.

The Applicant shall also provide the information indicated in (e) through (h) to the extent that the information is not contained in the Applicant's prehearing submission as required by 11 DCMR § 3013.1.

**If an affected Advisory Neighborhood Commission (ANC) intends to participate at the hearing, the ANC shall submit the written report described in § 3012.5 no later than seven (7) days before the date of the hearing. The report shall also contain the information indicated in (e) through (h) above.**

**Time limits.**

The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

- |    |                                  |                         |
|----|----------------------------------|-------------------------|
| 1. | Applicant and parties in support | 60 minutes collectively |
| 2. | Parties in opposition            | 60 minutes collectively |
| 3. | Organizations                    | 5 minutes each          |
| 4. | Individuals                      | 3 minutes each          |

Pursuant to § 3020.3, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

Information responsive to this notice should be forwarded to the Director, Office of Zoning, Suite 210, 441 4<sup>th</sup> Street, N.W., Washington, D.C. 20001. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

**ANTHONY J. HOOD, WILLIAM W. KEATING, III, KONRAD W. SCHLATER, PETER G. MAY, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JAMISON L. WEINBAUM, DIRECTOR, AND BY SHARON SCHELLIN, SECRETARY TO THE ZONING COMMISSION.**